



FREEPORT PLANNING BOARD
February 1, 2006 Meeting Minutes
7:00 p.m. / Freeport City Hall Council Room

Members present: Earnest Nettles (Chairman), Bud Day, Jerry Griffith. Susie Merrill, Tim Stone (Ex Officio/Eglin AFB Encroachment Office, came in late). Absent: Boots McCormick

Staff Present: Clayton Adkinson (City Attorney), Latilda Henninger (City Planner), and Brook Jackson (Planning Board Secretary).

I. Meeting Called to Order/ Invocation and Pledge of Allegiance

The meeting was called to order by Chairman Nettles with invocation by Bud Day, and the Pledge of Allegiance.

II. Minutes of January 4, 2006 Read/Approved

Motion by Day to approve the January 4, 2006 Planning Board Meeting Minutes as presented. Second to motion by Griffith. All ayes; motion carried.

III. Items before the Board

A. Legislative Items

1. Nick/Williams Small Scale Amendment

Applicant: 331 Plaza LLC

Parcel Number(s): 03-1S-19-23000-019-0041

Acreage: 1 acre +/-

Location: property directly west of the 331 Plaza on the South side of Blueberry Road

Request: Current FLUM designation: Established Residential (ER)

Proposed FLUM designation: Commercial (C)

Staff recommendation: Approval

Correspondence received: None

Motion by Day to recommend approval of the Nick/Williams Small Scale Amendment.. Second to motion by Merrill. Board vote (3:1) with Griffith voting nay; motion carried.

2. Nick Williams Zoning Change

Applicant: 331 Plaza LLC

Parcel Number(s): 03-1S-19-23000-019-0041

Acreage: 1 acre +/-

Location: property directly west of the 331 Plaza on the South side of Blueberry Road

Request: Current Zoning designation: Established Residential (ER)

Proposed Zoning designation: Commercial (C)

Staff recommendation: Approval

Correspondence received: None

Motion by Day to recommend approval of the Nick/Williams Small Scale Amendment. Second to motion by Merrill. Board vote (3:1) with Griffith voting nay; motion carried.

3. Owl's Head Large Scale Amendment

Applicant: Owl's Head LLC

Parcel Number(s): 25-1N-19-17000-001-0000
36-1N-19-17000-001-0000
26-1N-19-17000-001-0000
35-1N-19-17000-001-0000

Acreage: 1,590

Location: along 331 at intersection of Owl's Head Road north of Walton County High School

Request: Current FLUM designation:

Special Development District / Agriculture (SDD/AG)

Proposed FLUM designation: Urban Development (UD)

Staff recommendation: Approval

Correspondence received: None

Motion by Day to recommend approval of the Owl's Head Large Scale Amendment.. Second to motion by Merrill. Board vote (3:1) with Griffith voting nay; motion carried.

4. Owl's Head Re-Zoning

Applicant: Owl's Head LLC

Parcel Number(s): 25-1N-19-17000-001-0000
36-1N-19-17000-001-0000
26-1N-19-17000-001-0000
35-1N-19-17000-001-0000

Acreage: 1,590

Location: along 331 at intersection of Owl's Head Road north of Walton County High School

Request: Current Zoning designation:
Low Density Residential (R-1)/ Rural Agriculture(RA)

Proposed Zoning designation:

- West side of Bypass:
 - 91 acres Light Industrial(I-1)
 - 62 acres Residential/Commercial(RC)
 - 127 acres General Commercial(C-1)
- East side of Bypass:
 - 924 acres Low Density Residential(R-1)
 - 75 acres High Density Residential(R-3)
 - 58 acres Residential/Commercial(RC)

Staff recommendation: Approval

Correspondence received: None

Motion by Day to recommend approval of the Owl's Head Large Scale Amendment. Second to motion by Nettles. Board vote (3:1) with Griffith voting nay; motion carried.

5. Hammock Bay Large Scale Amendment

Applicant: Freeport 860 LLC

Parcel Number(s): 19-1S-19-23000-001-0000
20-1S-19-23000-001-0000
21-1S-19-23000-001-0000
28-1S-19-23000-001-0000
29-1S-19-23000-001-0000
30-1S-19-23000-001-0000

Acreage: + 1181

Location: South of Sr 20 and generally surrounded by CR-83-A (Bay Loop Road)

Request: Current FLUM designation: (RA) Rural Agriculture

Proposed FLUM designation: (RV) Rural Village

Staff recommendation: Approval

Correspondence Received: None

Motion by Griffith to recommend approval of the Hammock Bay Large Scale Amendment.. Second to motion by Day. All ayes (4:0); motion carried.

6. Hammock Bay Re-Zoning

Applicant: Freeport 860 LLC

Parcel Number(s): 19-1S-19-23000-001-0000
20-1S-19-23000-001-0000
21-1S-19-23000-001-0000
28-1S-19-23000-001-0000
29-1S-19-23000-001-0000
30-1S-19-23000-001-0000

Acreage: + 1181

Location: South of Sr 20 and generally surrounded by CR-83-A (Bay Loop Road)

Request: Current Zoning designation: (RA) Rural Agriculture

Proposed Zoning designation: (RV) Rural Village

Staff recommendation: Approval

Correspondence received: None

Motion by Griffith to recommend approval of the Hammock Bay Large Scale Amendment.. Second to motion by Day. All ayes (4:0); motion carried.

7. City-Sponsored Large Scale Amendment

Applicant: City of Freeport

Parcel Number(s): 10-1S-19-23000-013-0020 (Farrington)
10-1S-19-23000-013-0021 (Caswell)
10-1S-19-23000-013-0030 (City of Freeport)
10-1S-19-23000-013-0040 (City of Freeport)
10-1S-19-23000-013-0041 (Block)
15-1S-19-23000-019-0042 (City of Freeport)
15-1S-19-23000-025-0000 (Yerby)
15-1S-19-23000-026-0000 (Simpler)
15-1S-19-23000-027-0000 (Caswell)
15-1S-19-23000-027-0010 (Caswell)
15-1S-19-23000-030-0020 (Gay)
15-1S-19-23000-041-0000 (Caswell)
15-1S-19-23000-042-0000 (Vickers)
15-1S-19-23000-043-0000 (Simpler)

Acreage: 22.49

Location: located on both sides of Blueberry Road behind City Hall

Request: Current FLUM designation: Established Residential (ER)

Proposed FLUM designation: Mixed Use (MU)

Staff recommendation: Approval

Correspondence received: None

Motion by Day to recommend approval of the City Sponsored Large Scale Amendment.. Second to motion by Merrill. Board vote (3:1) with Griffith voting nay; motion carried.

8. City-Sponsored Re-Zoning

Applicant: City of Freeport

Parcel Number(s): 10-1S-19-23000-013-0020 (Farrington)
10-1S-19-23000-013-0021 (Caswell)
10-1S-19-23000-013-0030 (City of Freeport)
10-1S-19-23000-013-0040 (City of Freeport)
10-1S-19-23000-013-0041 (Block)
15-1S-19-23000-019-0042 (City of Freeport)
15-1S-19-23000-025-0000 (Yerby)
15-1S-19-23000-026-0000 (Simpler)
15-1S-19-23000-027-0000 (Caswell)
15-1S-19-23000-027-0010 (Caswell)
15-1S-19-23000-030-0020 (Gay)
15-1S-19-23000-041-0000 (Caswell)
15-1S-19-23000-042-0000 (Vicars) *Withdraw*
15-1S-19-23000-043-0000 (Simpler)

Acreage: 22.49

Location: located on both sides of Blueberry Road behind City Hall

Request: Current ZONING designation:
Med Density Residential (R2)

Proposed ZONING designation:

- High Density Residential(R3) (18.53 acres N of Blueberry Rd)
- Public Service(PS) (1.37 acres City Property S of Blueberry Rd)
- Residential/ Commercial(RC) (2.58 acres S of Blueberry Rd)

Per Henninger, the Withrow's (Vickers), owners of parcel # 15-1S-19-23000-042-0000 requested to be placed in RC, as their parcel touches highway 20.

Staff recommendation: Approval with noted change

Correspondence received: None

Motion by Nettles to recommend approval of the City Sponsored Rezoning with Parcel 15-1S-19-23000-042-0000 changed to RC. Second to motion by Day. Board vote (4:0) with recommendation of improvement for Blueberry Road and Right-of-way.; motion carried.

City Attorney Adkinson swore in those who would be offering testimony on the quasi-judicial items.

B. Quasi-Judicial Items:

9. Owl's Head Amended PDP

**a. Owls Head Amended Planned Development Project East
(1,057 acres)**

The existing PDP is being modified to include the remainder of the Owl's Head land on the east side of the proposed 331 Bypass. The current PDP provides for 520 residential units on 205.7 acres. The amendment PDP would provide for a total of 1,057 acres with the following uses:

Single-Family detached units:	2,500-3,000 units
Multi-family Attached Units:	500 – 1000 units
Total Units:	3,500 units

Office: 50,000 sf
Commercial: 100,000 sf
Golf Course w/ Related Uses including Club House

Staff Recommendation: Approval

Project Presented By: Sue Murphy/Buell Cobb

Comments from Audience: None

Correspondence Received: None

Motion by Nettles to recommend approval. Second to motion by Day. Board vote (3:1), Griffiths nay; motion carried.

b. Owl's Head Planned Development Project West (34 acres)

This PDP will be located west of the proposed 331 Bypass. This proposed PDP would provide for 255 multi-family units.

Staff Recommendation: Approval

Project Presented By: Sue Murphy/Buell Cobb

Comments from Audience: None

Correspondence Received: None

Motion by Day to recommend approval. Second to motion by Nettles. Board vote (3:1), Griffiths nay; motion carried.

10. Owl's Head Golf Course

Owl's Head Golf Course is a 18 hole golf course that would be located along hwy 331 at intersection of Owl's Head Road north of Freeport High. It is an Arnold Palmer Signature Course. The property has a future land use designation of SDD and is zoned SDD.

Parcel # 25-1N-19-17000-001-0000

Developer: Jeff Tucker / Owl's Head Development LLC

Engineer/Agent: Sid Smith / Ragan Smith Assoc. Inc.

Staff Recommendation: Approval.

Project Presented By: Sue Murphy/Buell Cobb

Comments from Audience: None

Correspondence Received: None

Motion by Day to recommend approval. Second to motion by Merrill. Board vote (4:0), motion carried.

11. Four Mile Townhomes

Four Mile Townhomes is a proposed subdivision that would contain 32 2 bedroom townhomes on 4.57 acres. The property is located at 320 Four Mile Road, .375 mile south of Hwy 20, on the west side of Four Mile Rd.

The future land use designation is ER and it is zoned R-3.

Parcel # 16-1S-19-23000-008-0090/0092

Developer: Robert Infinger

Engineer/Agent: Darrell Barnhill; Barnhill, Barnhill & Barnhill

Staff Recommendation: Approval

Project Presented By: Darrell Barnhill

Comments from Audience: Roy Bishop commented that he was not sure how his property related to the overall site plan.

Correspondence Received: None

Motion by Day to recommend approval, Second to motion by Griffiths. Board vote (4:0), motion carried

C. Set continuing workshops / Freeport Design Charrette

Due to the lateness of the meeting, the board decided to continue this item until March 1.

IV. Adjournment

Motion to adjourn carried by general consent.

Meeting Adjourned.

Planning Board Chairman